

ORDINANCE NO. 011129-Z-2

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1901 WEST 35TH STREET GENERALLY KNOWN AS THE TADLOCK-BROWNLEE-HARRIS HOUSE, FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE-HISTORIC (SF-3-H) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to family residence-historic (SF-3-H) district on the property described in File C14H-01-0009, as follows:

A 0.746 acre tract of land, more or less, out of Lot 4, Block 13, Happy Hollow Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1901 West 35th Street, generally known as the Tadlock-Brownlee-Harris House, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on December 10, 2001.

PASSED AND APPROVED

November 29, 2001

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Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF 0.746 ACRE OF LAND, BEING A PORTION OF LOT 4, BLOCK 13, HAPPY HOLLOW, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 227 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO AUGUST WATKINS HARRIS III BY DEED RECORDED IN VOLUME 3268 PAGE 776 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.746 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set at the point of intersection of the South right-of-way line of West 35th Street and the West right-of-way line of Oakmont Boulevard for the Northeast corner of Lot 4, Block 13, Happy Hollow, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 227 of the Plat Records of Travis County, Texas, being the Northeast corner and PLACE OF BEGINNING of the herein described tract, and from which an iron rod found at the point of intersection of the South right-of-way line of West 35th Street and the East right-of-way line of Oakmont Boulevard bears S 73 deg. 56' 00" E 51.23 ft.;

THENCE with the West right-of-way line of Oakmont Boulevard and the East line of said Lot 4, S 28 deg. 42' 26" W 261.49 ft. to an iron rod found at a fence corner post for the Southeast corner of that certain tract of land as conveyed to August Watkins Harris III by deed recorded in Volume 3268 Page 776 of the Deed Records of Travis County, Texas, and being the Southeast corner of this tract;

THENCE leaving the West right-of-way of Oakmont Boulevard and crossing the interior of said Lot 4 with the South line of said Harris tract, N 72 deg. 35' 48" W 95.26 ft. to an iron rod found at a fence corner post for the Southeast corner of Lot 1, Block 13, of said Happy Hollow, and for an angle point of said Lot 4, and being the Southwest corner of this tract;

THENCE with the common line of said Lot 1 and Lot 4, the following two (2) courses;

- 1) N 15 deg. 28' 50" E 93.02 ft. to a bolt found;
- 2) N 22 deg. 33' 14" W 58.40 ft. to an iron rod found in the curving East right-of-way line of Happy Hollow Lane for the Northerly common corner of said Lot 1 and Lot 4, and being the most Westerly corner of this tract;


THENCE with the East right-of-way line of Happy Hollow Lane and the West line of said Lot 4, the following two (2) courses;

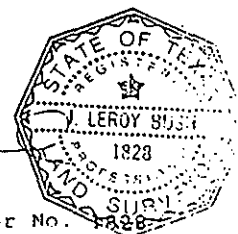
- 1) along a curve to the left with a radius of 109.00 ft. for an arc length of 69.64 ft. and which chord bears N 51 deg. 05' 47" E 68.46 ft. to an iron rod set for a point of tangency;
- 2) N 33 deg. 43' 00" E 58.60 ft. to a chiseled "X" made in a concrete sidewalk at the point of intersection of the South right-of-way line of West 35th Street and the East right-of-way line of Happy Hollow Lane for the Northwest corner of said Lot 4, and being the Northwest corner of this tract;

THENCE with the South right-of-way line of West 35th Street and the North line of said Lot 4, the following two (2) courses;

- 1) S 79 deg. 00' 00" E 27.00 ft. to a chiseled "X" made in a concrete sidewalk;
- 2) S 73 deg. 56' 00" E 105.90 ft. to the PLACE OF BEGINNING, containing 0.746 acre of land.

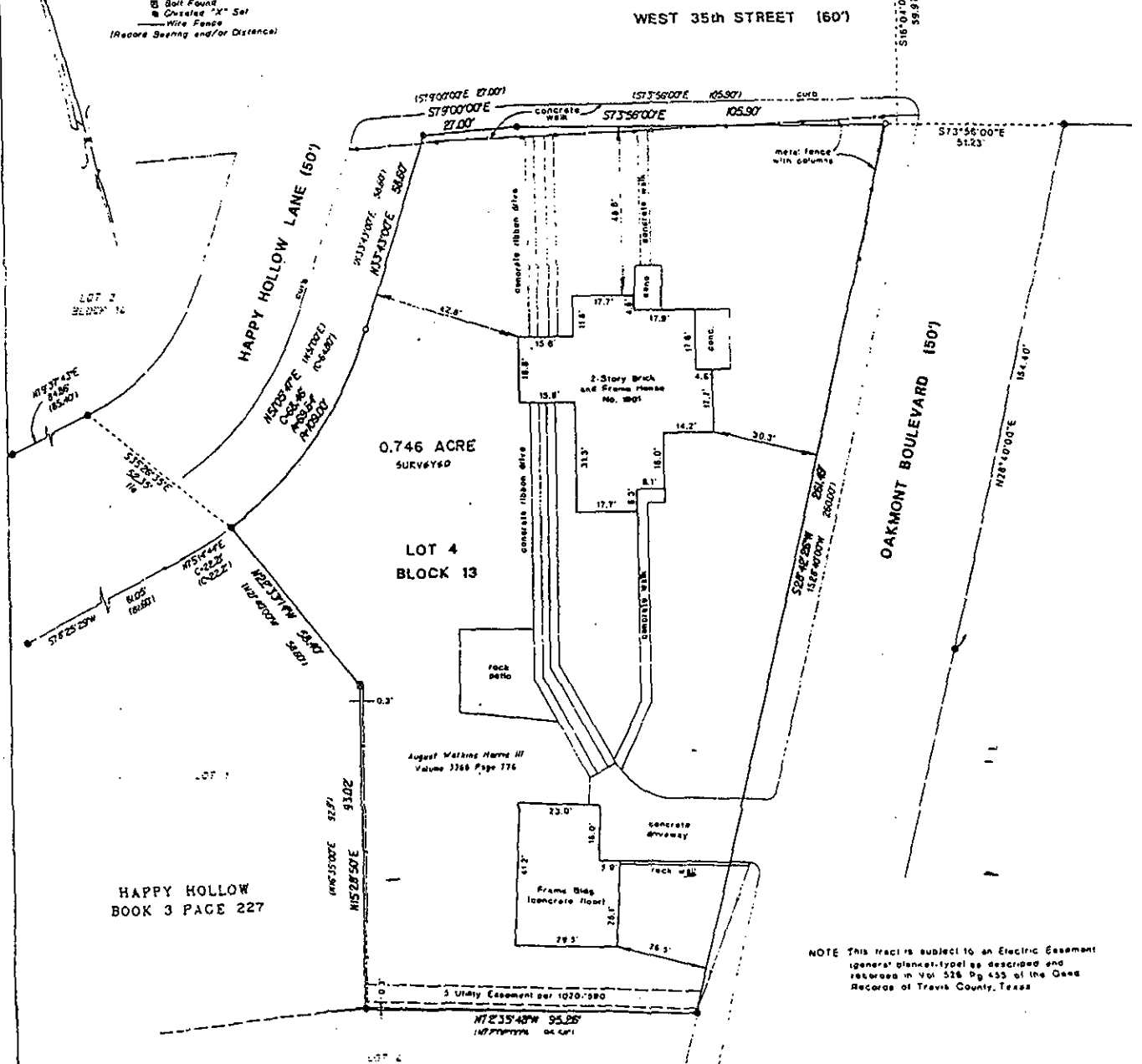
SURVEYED: May 27, 1994.


J. Leroy Bush
Registered Professional Land Surveyor No. 1828



SCALE: 1" = 20'

LEGEND
 ● Iron Rod Found
 ○ Iron Rod Set
 □ Bolt Found
 ■ Concrete "X" Set
 --- Wire Fence
 (Restore Bearing and/or Distance)



SURVEY PLAT OF

0.746 ACRE OF LAND, BEING A PORTION OF LOT 4, BLOCK 13, HAPPY HOLLOW, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 3 PAGE 227 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO AUGUST WATKINS HARRIS III BY DEED RECORDED IN VOLUME 3268 PAGE 776 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 1901 WEST 35TH STREET.

THE STATE OF TEXAS
 COUNTY OF TRAVIS
 CE No 93041043
 TO August Watkins Harris III
 Gracy Title Company

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road No portion of this property lies within a special flood hazard area (Zone X) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No 480624 0205 E, dated June 16, 1993 THIS 27th day of MAY A.D., 1994

BY *[Signature]*
 Leroy Bush
 Reg. Professional Surveyor No 1828
 BUSH SURVEYING, INC.

[Signature]
 6/2/94

A 46606

